



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU13-00069 Montoya Vista  
**Application Type:** Major Combination  
**CPC Hearing Date:** August 22, 2013  
**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** East of Doniphan and North of Medano  
**Acreage:** 8.684 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** A-2 / c (Apartment District / condition)  
**Proposed Zoning:** A-2/ c (Apartment District/ condition)  
**Nearest Park:** Ruby Coates Park (across street from subdivision)  
**Nearest School:** Herrera Elementary (across street from subdivision)  
**Park Fees Required:** \$64,390.00  
**Impact Fee Area:** This property is not located in an Impact Fee Service Area and not subject to impact fees.  
**Property Owner:** Hansen Ventures, EPISD, and Jordan Family  
**Applicant:** Hansen Venures, LLC  
**Representative:** Kistenmacher Engineering Company

### **SURROUNDING ZONING AND LAND USE**

**North:** R-3 / Park and school sites  
**South:** C-4/c / Vacant  
**East:** R-3 / Vacant (future school site)  
**West:** R-3 / Rural Development

**PLAN EL PASO DESIGNATION:** G3 Postwar

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide approximately 8 ½ acres of vacant land for 47 residential lots, one retention pond and one additional lot which will serve a future school site due-east of the property. The residential lots range between 4,680 SF and 10,541 SF. Access to the subdivision is proposed from Ruby Drive. The applicant will be improving their proportionate share of Ruby Drive which will consist of 20 feet of pavement, 6-foot parkways and 4-foot sidewalks. This project is vested under the former subdivision code.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** Montoya Vista on a Major Combination basis, subject to the following comments.

**Planning Division Recommendation:**  
**Approval.**

**City Development Department - Land Development**

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer needs to address the following comments.

1. Design of the retention basin shall meet all subdivision ordinance requirements for a retention basin with access ramp. The Storm Water Retention Pond should be labeled "Public" since it will be dedicated.
2. Lot 9, Block 1 (stormwater retention pond) includes a note referencing an area subject to inundation. Identify the boundary of the area subject to inundation of stormwater. Also show improvements required to mitigate the inundation.

**El Paso Department of Transportation**

No comments received.

**Parks and Recreation Department**

We have reviewed **Montoya Vista**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision consists of **47** residential lots zoned "A-2"; "Park fees" will be assessed based on Single-family dwelling use however; applicant needs to provide covenants restricting the use to one Single-family dwelling unit per lot.

**If** gross density waiver is granted by the Planning Department or designee, applicant shall be required to pay "Park fees" in the amount of **\$64,390.00** based on the following calculations:

47 Single-family dwelling lots at a rate of \$1,370.00 per dwelling unit = **\$64,390.00**

Please allocate generated funds under Park Zone: **NW-9**

Nearest Parks: **Montoya Heights** & **Sunset View**

**If** density is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

**El Paso Water Utilities**

We have reviewed the subdivision described above and provide the following comments:

1. EPWU-PSB requests a 20-foot wide easement along the eastern and southern lot lines of the proposed Lot 9 (retention pond) to accommodate the proposed sanitary sewer main that will serve the subdivision.

**Water**

2. Along Coates Drive between Ethel Drive and Interstate Highway No. 10 there is an existing 12-inch diameter water main. Water service to this subdivision requires an off-site extension from this main along an existing 30-foot wide PSB easement located within the school site property (north of Ruby Drive). Currently, there is an existing 8-inch diameter water stub-out that extends south from the above mentioned main and dead-ends at the south right-of-way line of Coates Drive.

## **Sanitary Sewer**

3. From the intersection of Annie Road and Ethel Road, along Annie Road towards the east there is an existing 8-inch diameter sanitary sewer main. This sanitary sewer main dead-ends approximately 380 feet east of Ethel Road. EPWU anticipates providing sewer service to the subdivision by connecting to this main. A 20-foot wide easement within the retention pond is required.

## **General**

4. The subdivision will be located within an intermediate pressure zone. Private water pressure regulating devices will be required at every lot within the subdivision. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

5. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy.

6. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, within easements 24 hours a day, seven (7) days a week. The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.

7. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

8. EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and a **El Paso Fire Department**  
No comments received.

## **Sun Metro**

No comments received.

## **911**

No comments received.

## **Central Appraisal District**

No comments received.

## **El Paso Electric Company**

No comments received.

## **Texas Gas Company**

No comments received.

## **El Paso Independent School District**

No comments received.

**Additional Requirements and General Comments:**

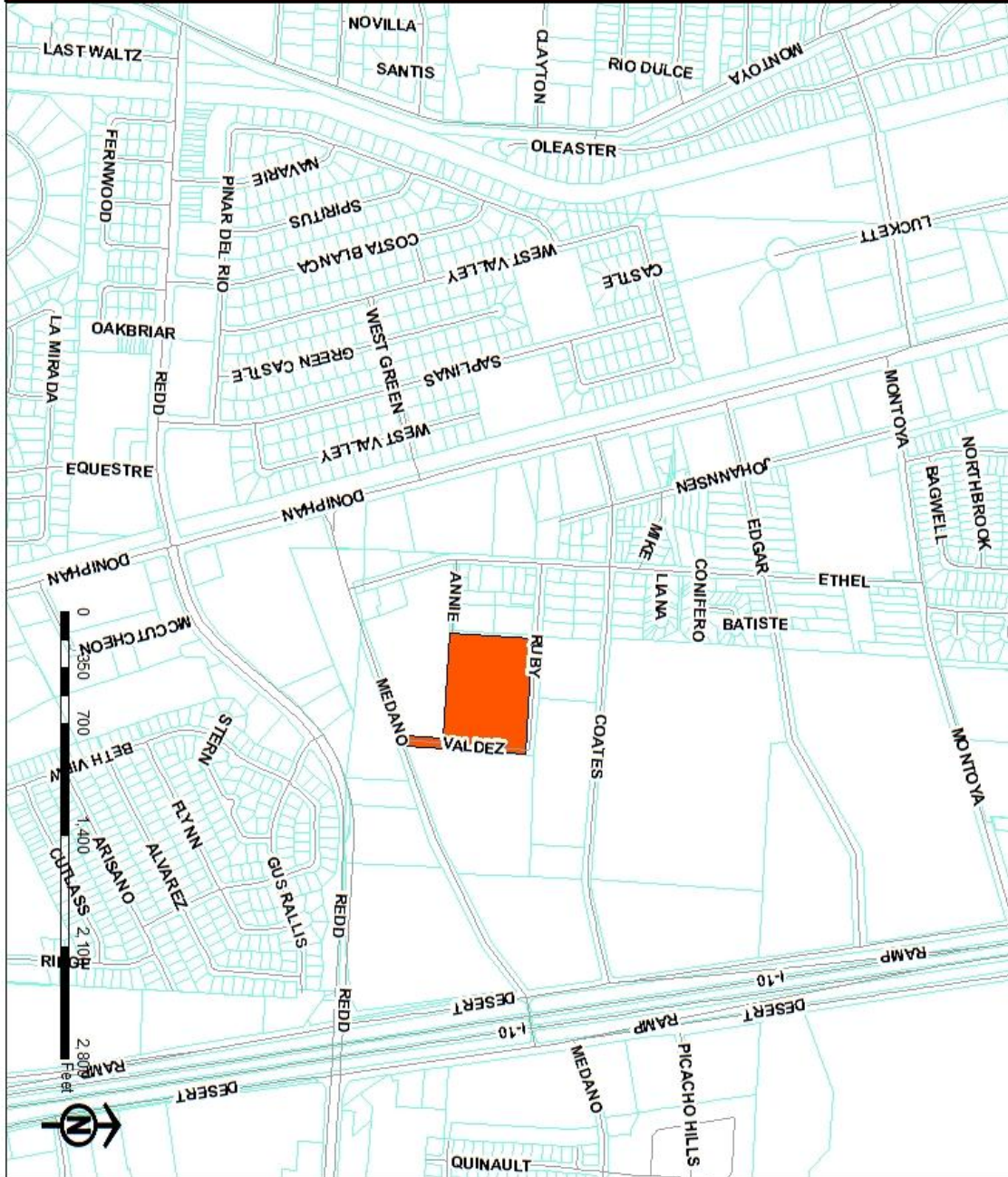
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Application

## ATTACHMENT 1

# MONTOYA VISTA





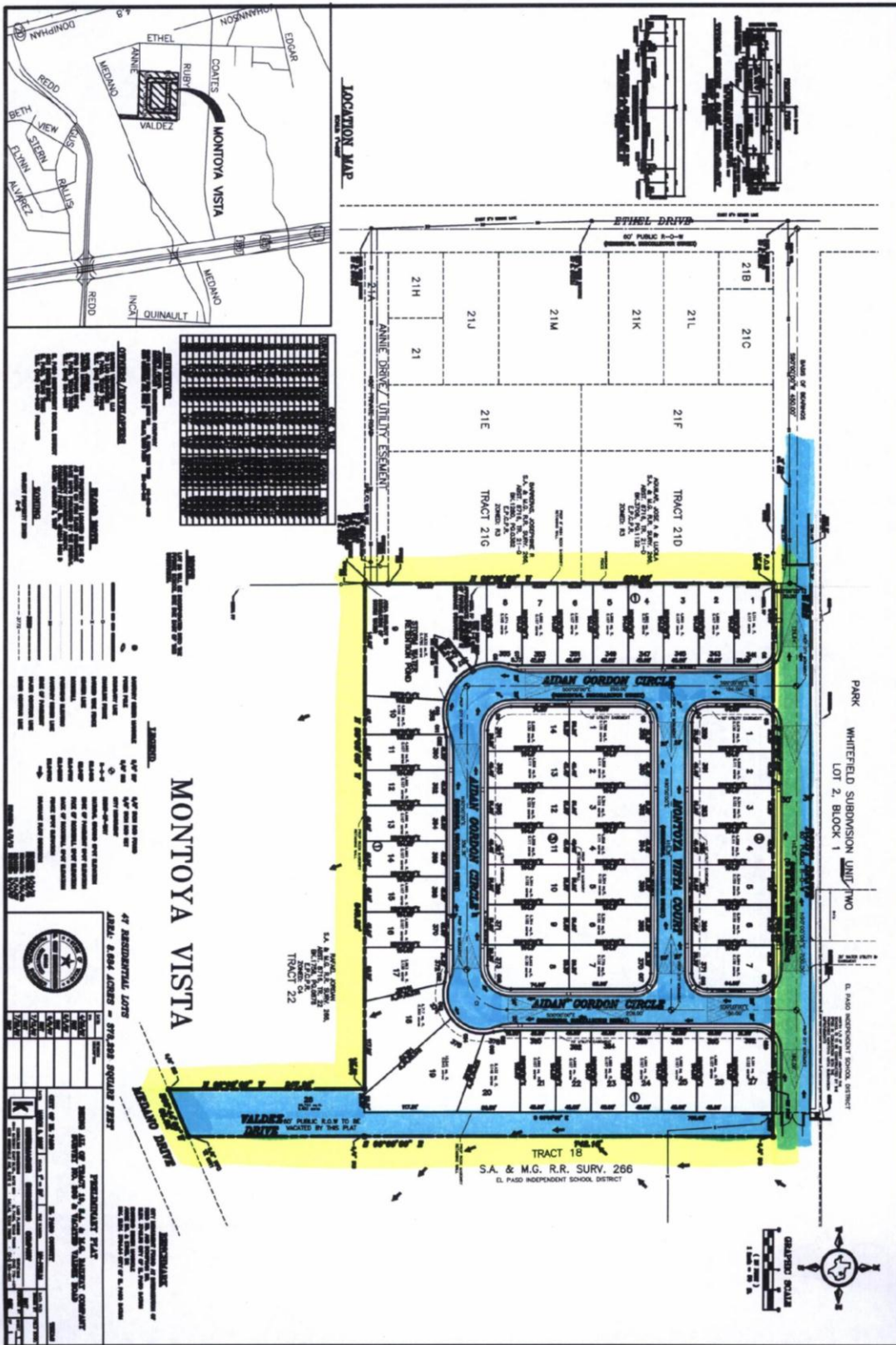
ATTACHMENT 2

# MONTOYA VISTA

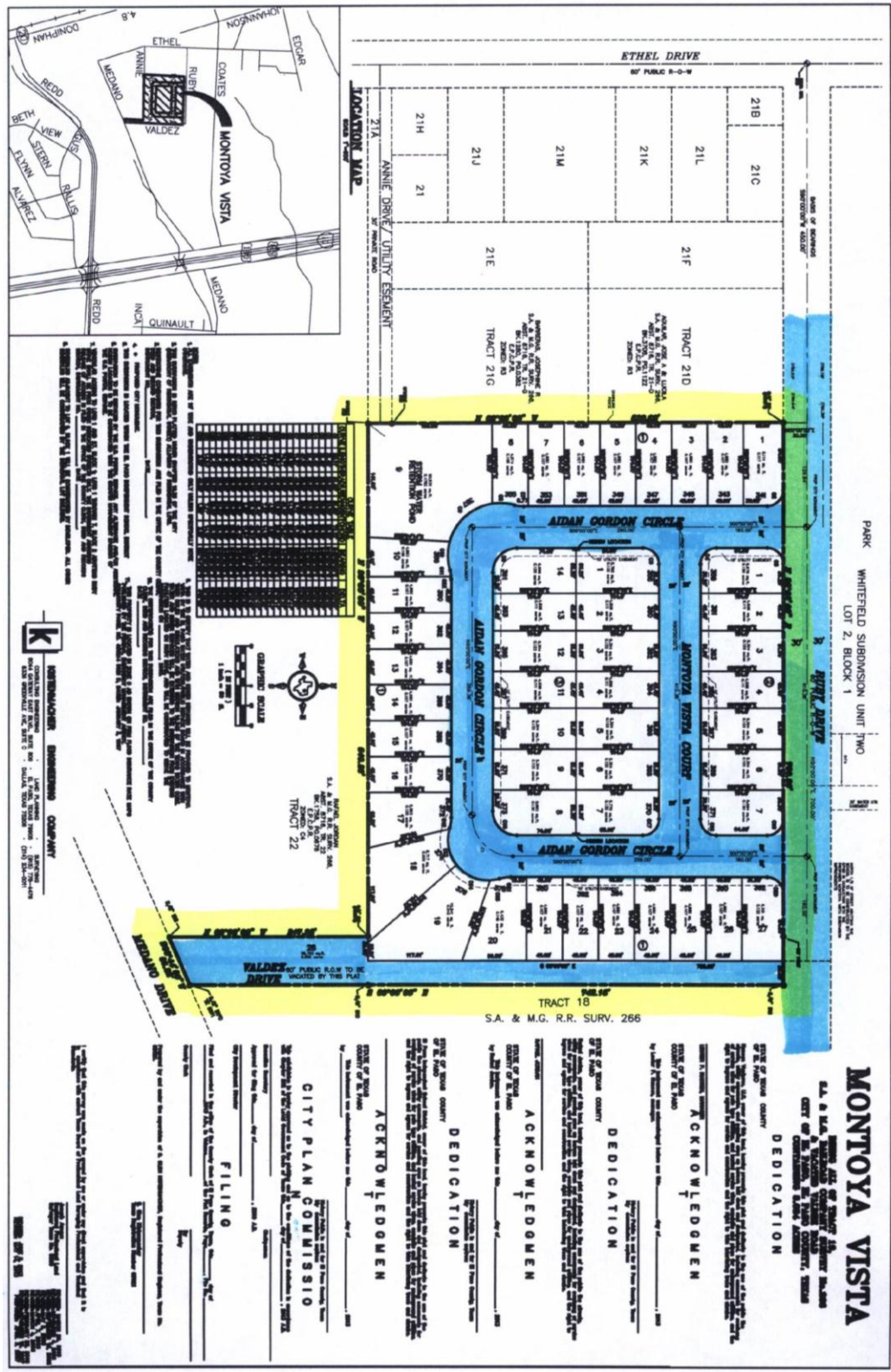




## ATTACHMENT 3



## ATTACHMENT 4





# ATTACHMENT 5



## CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: May 21, 2013

FILE NO. SUSU13-00069

SUBDIVISION NAME: Montoya Vista

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

Tract 19, S.A. & M.G. Railway Company Survey No. 266; and a portion  
of vacated Valdes Road; City of El Paso; El Paso County; Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	5.663	42	Office		
Duplex			Street & Alley	1.868	
Apartment			Ponding & Drainage	0.471	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			<u>Vacated Street</u>	0.166	1
School	0.316	1 (future)	Total No. Sites		50
Commercial			Total (Gross) Acreage	8.684	
Industrial					

3. What is existing zoning of the above described property? A-2 Proposed zoning? A-2

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No

5. What type of utility easements are proposed: Underground  Overhead  Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)

Surface and storm sewer flow to a proposed retention pond located  
within the subdivision

7. Are special public improvements proposed in connection with development? Yes  No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes  No X  
If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances: Owners are requesting the vacation of  
Valdes Road as it is not a necessary roadway connection

10. Improvement Plans submitted? Yes  No X (ready for submittal)

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record (see below) (Name & Address) (Zip) (Phone)
13. Developer Hansen Ventures, LLC PO Box 13327, El Paso, Texas 79913 (Name & Address) (Zip) (Phone) 533-9511
14. Engineer Kistenmacher Engineering Company (Name & Address) (Zip) (Phone)
14. Engineer 5044 Gateway Blvd. East, Suite 800, El Paso, Texas 79905 (Name & Address) (Zip) (Phone) 778-4476

CASHIER'S VALIDATION  
FEE: \$2,000.00

OWNERS SIGNATURE: [Signature]

OWNER SIGNATURE: [Signature]

REPRESENTATIVE: [Signature]

OWNERS SIGNATURE: [Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

OWNERS:

Name	Address	City	State	Zip	Telephone
Hansen Ventures, LLC	P O Box 13327	El Paso	TX	79913	915-533-9511
El Paso ISD	6531 Boeing Drive	El Paso	TX	79925	915-887-5420
Jordan Family	5708 Doniphan Dr	El Paso	TX	79932	915-584-0951